023.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,300 /	776,300
					USE VALUE:	776,300 /	776,300
					ASSESSED:	776,300 /	776,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAKSEYN JOHN & LIN ZHANG	
Owner 2:		
Owner 3:		
Street 1:	9 SAWIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	AURORA LOAN SERVICES LLC -
Owner 2:	-
Street 1:	10350 PARK MEADOWS DR
Twn/City:	LITTLETON
St/Prov:	CO / Cntry:
Postal:	80124

NARRATIVE DESCRIPTION

This parcel contains 2,700 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 1710 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2700.000	373,100	2,400	400,800	776,300
Total Card	0.062	373,100	2,400	400,800	776,300
Total Parcel	0.062	373,100	2,400	400,800	776,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.98 | /Parcel: 453.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14987
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

!1884!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	373,100	2400	2,700.	400,800	776,300	776,300	Year End Roll	12/18/2019
2019	104	FV	307,300	2500	2,700.	425,900	735,700	735,700	Year End Roll	1/3/2019
2018	104	FV	307,300	2500	2,700.	310,600	620,400	620,400	Year End Roll	12/20/2017
2017	104	FV	289,500	0	2,700.	270,500	560,000	560,000	Year End Roll	1/3/2017
2016	104	FV	289,500	0	2,700.	230,500	520,000	520,000	Year End	1/4/2016
2015	104	FV	245,000	0	2,700.	225,500	470,500	470,500	Year End Roll	12/11/2014
2014	104	FV	245,000	0	2,700.	185,400	430,400	430,400	Year End Roll	12/16/2013
2013	104	FV	253,900	0	2,700.	176,400	430,300	430,300		12/13/2012

PRINT

Date	Time
12/10/20	17:25:57

LAST REV

Date	Time
08/23/17	09:38:46
apro	
1884	

USER DEFINED

Prior Id # 1:	14987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AURORA LOAN SER	57279-492		8/11/2011	Bank Sale	380,000	No	No		
CALDERON SANDRA	55104-182		8/3/2010	Forclosure	400,000	No	No		
RISSER EARL S--	46928-291		2/3/2006		450,000	No	No		
	7906-557		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2011	1231	Heat App	4,000					NEW FURNACE DUCTWO
8/17/2011	883	Siding	4,000					VINYL SIDING & MAN
8/11/2011	852	Redo Kit	9,000					REPL KIT CABINETS
8/11/2011	851	Redo Kit	9,000					REPL KIT CABINETS

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	TTL REFUSAL	HS	Hanne S
4/19/2012	Info Fm Prmt	BR	B Rossignol
11/11/2011	MLS	EMK	Ellen K
9/29/1999	Meas/Inspect	263	PATRIOT
8/10/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2700		Sq. Ft.	Site		0	80.	1.86	1									400,801						400,800	

Total AC/HA: 0.06198 | Total SF/SM: 2700 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,801 | Spl Credit | Total: 400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	INT GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.26403499
Const Adj.:	0.99970204
Adj $ / SQ:	202.185
Other Features:	131500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540663
Depreciation:	167605
Depreciated Total:	373057

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

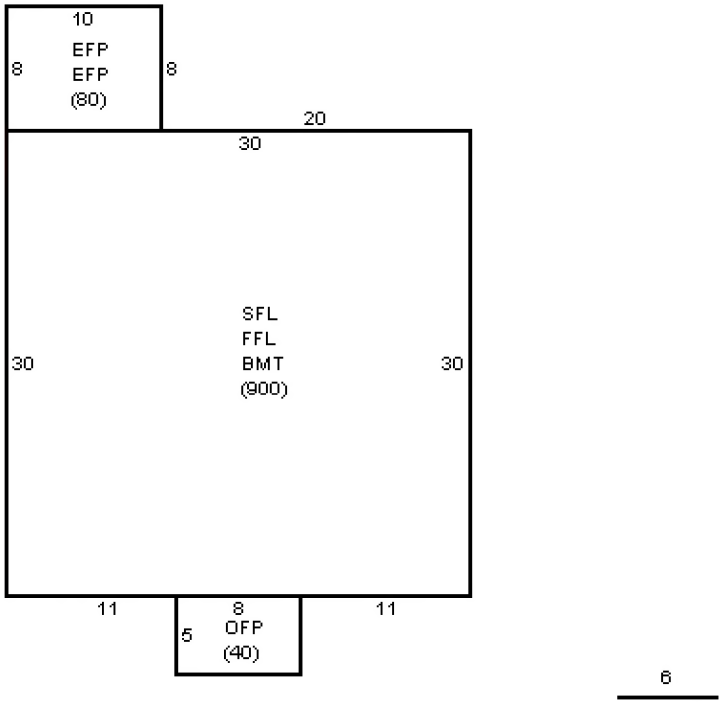
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	202.19
Special Features:	0	Val/Su Net:	132.78
Final Total:	373100	Val/Su SzAd	218.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	60.660	54,590
FFL	First Floor	900	202.190	181,967
SFL	Second Floor	810	202.190	163,770
EFP	Enclos Porch	160	44.230	7,076
OFP	Open Porch	40	43.990	1,759

Net Sketched Area:	2,810	Total:	409,162
Size Ad	1710	Gross Are	2900	FinArea	1710
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	2	14X30	A	AV	2010	3.14	T	7.2	104			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400